



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 8, 2004

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**35.042**  
**M0421008**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**SAWPIT WASH - PARCEL 254EX.23**  
**SALE OF SURPLUS PROPERTY - CITY OF MONROVIA**  
**SUPERVIRIAL DISTRICT 5**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Sawpit Wash, Parcel 254EX.23 (2,177± square feet), located adjacent to property at 235 North Bradoaks Avenue in the City of Monrovia, to no longer be required for the purpose of the Los Angeles County Flood Control District (District).
3. Authorize the sale of Parcel 254EX.23 to the adjacent property owners, Scott M. Callihan and Elizabeth R. Callihan, for \$4,700.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell a parcel of surplus property along Sawpit Wash to the adjacent property owners, who own a single-family residence at 235 North Bradoaks Avenue in the City of Monrovia. Parcel 254EX.23 is located on the east side of Sawpit Wash, between Greystone Avenue and Bradoaks Avenue, in the City of Monrovia.

The District acquired the fee title to Parcel 254EX.23 as part of the land needed for Sawpit Wash. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$4,700 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Monrovia's Planning Department for its report as to conformance with the adopted General Plan. By letter dated April 12, 2001, it was deemed by the Planning Department that the proposed sale conforms with its General Plan.

Parcel 254EX.23 is no longer needed for purposes of the District and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
April 8, 2004  
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**ENVIRONMENTAL DOCUMENTATION**

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

AT:llb  
P6-BD LTR SAWPIT WASH

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mr. and Mrs. Scott Callihan  
235 North Bradoaks Avenue  
Monrovia, CA 91016

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

*Space Above This Line Reserved for Recorder's Use*

Assessor's Identification Number:  
8518-037-902 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to SCOTT M. CALLIHAN and ELIZABETH R. CALLIHAN, husband and wife, as joint tenants, all its right, title, and interest in and to all that real property in the City of Monrovia, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

VIOLET VARONA-LUKENS, Executive Officer

of the Board of Supervisors  
of the County of Los Angeles

SAWPIT WASH	254EX.23
PL 98 sheet 1 (A)	
I.M. 159-277	
S.D. 5	M0421008

KDR:in:P:Conf:qcdSAWPIT WSH254EX.23

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the \_\_\_\_\_ facsimile \_\_\_\_\_ signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By \_\_\_\_\_  
Deputy

**SAWPIT WASH 254EX.23**

PL 98 sheet 1(A)

A.P.N. 8518-037-902(por)

T.G. 567(J3)

I.M. 159-277

Fifth District

M0421008

**LEGAL DESCRIPTION**

**PARCEL NO. 254EX.23** (Quitclaim of a portion of fee):

That portion of that certain 100-foot wide strip of land in Lot 1, Section 24, Township 1 North, Range 11 West, of the Subdivision of the Rancho Azusa De Duarte, as shown on map recorded in Book 6, pages 80, 81 and 82, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described as PARCEL 254 in a Final Order of Condemnation, had in Superior Court Case No. 643278, a certified copy of which is recorded in Book 51224, page 285, of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at the most southerly corner of Lot 79, Tract No. 21125, as shown on map recorded in Book 603, pages 93 to 96, inclusive, of Maps, in the office of said recorder; thence South 43° 41' 52" West along the southwesterly prolongation of the southeasterly line of said last mentioned lot, a distance of 17.08 feet; thence North 31° 17' 58" West to the southwesterly prolongation of the northwesterly line of said last mentioned lot; thence northeasterly along said last mentioned southwesterly prolongation to the southwesterly line of said last mentioned lot; thence southeasterly along said southwesterly line to the point of beginning

Containing: 2177± square feet